



812-285-6400

Jeffersonville City Hall  
500 Quartermaster Court  
Jeffersonville, Indiana 47130

MAYOR MIKE MOORE

R05-14-A-013

January 15<sup>th</sup>, 2014

Mr. Don West  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone 301-589-5318

Dear Mr. West,

The City of Jeffersonville, Indiana is pleased to submit the enclosed application for a \$400,000 EPA Community Wide Assessment Grant. Our City is situated on the Ohio River at a major mid-America crossroads located at the conjunction of three interstate thoroughfares I-65, I-64, and I-71, a north/south freight corridor between Mobile, Alabama and Chicago.

Improving quality of life for the residents of Jeffersonville is a priority in my administration. We plan to construct a 20 mile paved bicycle and walking path that circles the city and connects with the Big Four pedestrian bridge and our Greenway. My vision also includes a new and improved marina with better docks, and ramp access to the Ohio River. The economy is now improving and with that more businesses are learning Jeffersonville is a great place to do business. Jeffersonville was recently named number four in the state as a best place for job seekers.

The City has aggressively tackled and cleaned up brownfields sites since 2000 and our very own City Hall is housed on a former brownfield-the former Quartermaster depot which was built shortly after the Civil War. We are eager to begin assessing the vital properties along 10<sup>th</sup> Street and Spring Street corridors through the Claysburg neighborhood to the historic downtown.

It is a very exciting time for our City. Currently, we are building a new city park that was a former brownfield. For years this property was an eyesore. It is in its final stages of completion and includes a seven acre lake, a walking path, and community gardens. We also anticipate the opening of the Big Four Pedestrian Bridge – a conversion of a railroad bridge to a mile-long pedestrian/bicycle bridge across the Ohio River, sometime in the early summer. Construction of our landing and plaza is also under construction. Not only will this be a gateway to our city, but also to the State of Indiana. Our downtown is already growing with the finishing of this project drawing near.

The EPA Brownfields initiative is an integral piece of the city's strategy towards addressing these blighted and underutilized properties. By assessing, cleaning up, and reusing these sites, Jeffersonville can realize higher quality development becoming a wonderful place to live, work, and play.

Sincerely,

Mike Moore  
Mayor of Jeffersonville

812-285-6400

MAYOR MIKE MOORE



Jeffersonville City Hall  
500 Quartermaster Court  
Jeffersonville, Indiana 47130

- a. Applicant: City of Jeffersonville, Indiana, City Hall, Suite 250, 500 Quartermaster Court, Jeffersonville, IN 47130
- b. DUNS number: 071320964
- c. Funding Requested:
  - i. Grant Type: Assessment
  - ii. Federal Funds Requested: \$400,000
  - iii. Contamination: Hazardous and Petroleum  
Hazardous Substances \$200,000  
Petroleum \$200,000
- d. Location: City of Jeffersonville, Clark County, Indiana.
- e. This is not a site-specific project
- f. Contacts:
  - i. Project Director  
Delynn Rutherford  
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500 Quartermaster Ct.  
Jeffersonville, IN 47130  
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[drutherford@cityofjeff.net](mailto:drutherford@cityofjeff.net)
  - ii. Chief Executive  
Mayor Mike Moore  
City Hall, Suite 250  
500 Quartermaster Court  
Jeffersonville, IN 47130  
Phone: 812-285-6400  
Fax: 812-285-6403  
[mmoore@cityofjeff.net](mailto:mmoore@cityofjeff.net)
- g. Date Submitted: January 17, 2014
- h. Project Period: 3 years
- i. Population: 45,497

**V.B.1.a.i. Targeted Community Description:** The City of Jeffersonville (City), the seat of Clark County Indiana, has 45,500 residents, and is located along the southeastern border of Indiana across from Louisville, Kentucky. In 1802, the City was developed according to a plan designed by its namesake, Thomas Jefferson, and has proven itself as a regional and national asset supporting successful manufacturing trades and serves as an important commercial hub along several major transportation corridors. Jefferson General Hospital, the largest hospital in the country in its time, was constructed during the Civil War as a showpiece for the Union Army. Following the Civil War, a quadrangle of brick buildings covering four City blocks was constructed near the Hospital and is currently known as the Jeffersonville Quartermaster Intermediate Depot (the Depot). Over time, the Depot expanded to over 10 City blocks and included various manufacturing operations that supported military operations. Today, the Depot (once considered an endangered historical landmark) is a revitalized brownfield site and contains the Jeffersonville City Hall, the Census Bureau office, and a business park. Due in part to Jeffersonville's placement at the juncture of several major transportation routes just outside of Louisville, City gateway corridors along 10<sup>th</sup> Street and Spring Street were a commercial centers built up from the 1940s to the 1970s based on the need for vehicle re-fueling facilities. The area, now known as the Claysburg Neighborhood, is economically stagnant and plagued by potential environmental issues relating to the presence of underground petroleum storage tanks, defunct industrial operations that once supported the former army depot, numerous small manufacturing facilities, and aging buildings that contain asbestos, lead paint, and possibly mold. **Our targeted population includes the unemployed and impoverished residents living within the Claysburg neighborhood residents.**

**V.B.1.a.ii. Demographic Information:** Claysburg is a gateway into our City from I-65 and is in census tract 502. This is the most impoverished census tract in Jeffersonville records the highest concentration of minorities at 34%. The targeted population that stands to benefit from grant activities is the Claysburg neighborhood residents, which have a poverty rate 68% higher than the County, State, and Nation.

Demographic Information	Tract 502	Jeffersonville	Clark Co.	Indiana	US
Population <sup>1</sup>	3,741	44,953	110,232	6,483,802	308,745,538
Unemployment rate <sup>2</sup>	N/A	6.4 %	7.0%	7.8%	7.2%
Percent Unemployed <sup>3</sup>	12.8%	8.8%	7.6%	8.4%	7.9%
Poverty Rate <sup>3</sup>	23.1%	10.9%	11.8%	13.5%	13.8%
% Poverty age <18 <sup>1</sup>	25.8%	15.8%	17.9%	18.9%	19.2%
% Minority <sup>1</sup>	34.5%	19.6%	12.9%	15.7%	26.7%
% African American <sup>1</sup>	28.1%	13.2%	6.9%	9.1%	12.6%
Median Household Income <sup>3</sup>	\$23,484	\$47,615	\$47,368	\$47,697	\$51,914
% With food stamp benefits <sup>3</sup>	26.7%	9.3%	8.8%	9.5%	9.3%
% of Renter Occupied Housing Units <sup>1</sup>	60.6%	33.1%	29.9%	30.1%	34.9%
<sup>1</sup> 2010 Census Data, <sup>2</sup> Bureau of Labor Statistics (Sept. 2013), <sup>3</sup> 2010 American Community Survey, US Census, N/A Not available					

One in four children in the Claysburg neighborhood live below the poverty level, most likely in substandard rental housing in areas of gang-related activity and high incidents of crime. Spring Hill Elementary School reports that 91% of the students are eligible for free lunches (compared to State average of 49.1%) (IN Department of Education 2013). **The cumulative economic hardships, environmental issues and deteriorated living conditions imposed upon the residence of Claysburg are not acceptable.**

**V.B.1.a.iii. Brownfields:** We have targeted the Spring Street and 10<sup>th</sup> Street corridors due to the significant number of brownfields clustered in this area. These corridors are gateways into our City from I-65 and are within the Claysburg neighborhood which abuts I-65 to the west and makes up census tract 502. Our current data indicates that within this area there are 102 vacant properties and 40 potential brownfields that range from ½ acre to 6 acres in size. The Claysburg

neighborhood contains over a dozen abandoned gas stations with no regulatory history, and known contamination sources including a dry cleaning property which has had a significant chlorinated solvent release and nine sites reported to the leaking petroleum underground storage tank registry. The following table lists representative brownfields sites, the contaminants of concern (CoC) potentially present at these sites, and their health effects.

<b>NEIGHBORHOOD SPECIFIC BROWNFIELD SITES</b>
<b>Former Lumber Company, 0.2 acres:</b> Vacant lot, Claysburg neighborhood; this former lumber company may have used wood preservatives and toxic chemical pesticides. Potential contaminants are creosote, arsenic, pentachlorophenol, and ammonium copper quaternary. Exposure can cause severe skin, eye irritation, convulsions, kidney or liver failure, nausea, abnormal heart rhythm, damage to blood vessels, fetal toxicity and birth defects, neurotoxicity.
<b>Industrial Terrorplex, 1.4 acres:</b> Former roofing company located 1/2 mile south of the Claysburg neighborhood and consists of 60,000 square feet of industrial space; currently under-utilized as a seasonal haunted house. The site is located in an area known for frequent flooding making off-site migration of potential contaminants such as polycyclic aromatic hydrocarbons (PAHs), lead, arsenic, and chromium. Exposure can cause respiratory problems, lung, skin, or bladder cancer, affects to immune, reproductive, and neurologic systems, kidney damage, damage to blood vessels and fetal toxicity and birth defects.
<b>Former Shell Station, 0.2 acres:</b> This site has fallen into disrepair and blights the 10 <sup>th</sup> Street corridor. Former gas stations are known to contain chemicals such as benzene, lead, and other byproducts of petroleum. Benzene is a known human carcinogen. Lead is a neurotoxin with potential links to Alzheimer's and is especially harmful to children. Other adverse effects include impairment of reproductive organs and fetuses, nervous system, respiratory system, immune system and circulatory system.
<b>Old Salvage Yard, 0.5 acres:</b> a vacant lot containing junk such as old tires and broken down equipment is a concern to the Claysburg neighborhood; potential contaminants include PAHs, VOCs, metals, and lead. Exposure could cause lung, skin or bladder cancer; affects to immune, reproductive, neurologic systems; severe skin, eye, nose, and throat irritation, kidney damage.
<b>Former Gas Station, 0.1 acres:</b> Another brownfield identified by the Claysburg neighborhood adjacent to I-65, is a vacant, repellent structure and a first impression as one enters the Claysburg neighborhood. Formerly a gas station, exposure to contaminants such as benzene (known carcinogen) can impair bone marrow, blood, and immune system. Lead, another concern, can affect a child's mental/physical growth and cause premature birth.
<b>Former Cozza Restaurant, 0.2 acres:</b> located 1/3 mile south of the Claysburg neighborhood, this site was adjacent to a former manufactured gas plant. Studies adjacent to the site have found free product release of coal tars to soils resulting in groundwater impacted by polycyclic aromatic hydrocarbons above State standards. Exposure can cause respiratory problems, lung, skin, or bladder cancer, affects to immune, reproductive, and neurologic systems, kidney damage, damage to blood vessels and fetal toxicity and birth defects.
Information regarding contaminant effects was gathered from: <a href="http://www.atsdr.cdc.gov/substances/index.asp">http://www.atsdr.cdc.gov/substances/index.asp</a>

**V.B.1.a.iv. Cumulative Environmental Issues:** While the Ohio River is Jeffersonville's greatest natural resource, the City has been battling periodic flooding since the Ohio River Great Flood of 1937 which flooded 90% of the City. Frequent flooding continues to the present day and the City has experienced four severe storm/flooding disaster declarations since 2008 (FEMA). These events may exacerbate the spread contamination from brownfield sites and can contribute to diminished indoor air quality caused by potential petroleum vapor migration and industrial solvent plumes to seep through building foundations. Furthermore, the City's antiquated combined sewers transport stormwater, industrial wastewater, and sewage in the same pipe. When heavy rainfall occurs and water levels rise, the City's sewer system releases untreated sewage, wastewater, and potentially contaminant-impacted waters directly into the Ohio River. The frequency and volume associated with overflow events significantly impact the Claysburg neighborhood. City water bodies within the Ohio River Basin are known to be contaminated with PCBs, Dioxins, and E. coli according to the Indiana Department of Environmental Management (IDEM) and they also cite evidence of elevated mercury concentrations in fish tissue. It is probable that brownfield sites are linked to the CoCs affecting water quality in our communities.

Air quality is another concern for our targeted community. Jeffersonville is a major mid-America crossroads located at the conjunction of the interstate thoroughfares of I-65, I-64, and I-71, and north/south freight corridor between Mobile, Alabama and Chicago, Illinois. This stretch of road contains some of the oldest links to the interstate system dating back to the 1950's. They were originally designed for 80,000 vehicles, but currently the interstate carries more than 140,000 vehicles daily, causing massive congestion, traffic jams, and accidents. **According to the EPA-led 2005 National-Scale Air Toxics Assessment, Clark County has the third highest cancer risk due to air pollution in**

the State, preceded only by Marion and Lake Counties (Indianapolis and near Chicago). Formaldehyde and benzene, two chemicals produced by industrial processes and auto emissions, constitute 64% of the contribution to cancer risk in the County. A review of the national 2012 County health rankings issued by the Robert Wood's Foundation indicates that **Clark County is ranked at the bottom (91 out of 92 counties) in Indiana for its physical environment.** Those rankings are scored according to air pollution by particulate matter and ozone, number of fast food restaurants, limited access to health foods, and access to recreational facilities.

**V.B.1.b. Impacts on Targeted Community:** The density of brownfield sites in the low-income minority-dominated Claysburg neighborhood and the health data described below demonstrate that brownfield sites have a disproportionate impact on the minority and low-income residents in Jeffersonville (Claysburg?). Impoverished minority populations often have poor nutrition and limited access to health care and are therefore more likely to experience, and not treat, health problems associated with contaminant exposures. Furthermore, the neighborhood has limited access to healthy food and is considered a food desert according to the June 2012 Claysburg Neighborhood Revitalization Strategy. In a recent City-funded beautification project in Claysburg, neighborhood soil had to be dredged, irrigated, and mixed with outside soil in order to support landscaping. The fact that the original soil was unable to sustain vegetation is of serious concern.

The direct impacts of these brownfield sites are unknown. However, based on a review of data compiled by the Indiana Cancer Consortium and the Center for Disease Control and Prevention, **Clark County has significantly higher cancer incidence rates when compared to State and national Levels.** The table below portrays the elevated cancer incidence rates as well as select mortality rates in Clark County. **The incidence rate for cancer diagnosis in Clark County is 12% higher than the incidence rate for the State of Indiana.** According to the National Cancer Institute State Cancer Profiles, the lung cancer incidence rate for Clark County is 32% higher than that of the State of Indiana and 55% higher than the US incidence rate. Clark County also surpasses the State and national incidence rates for colon and rectal cancer, liver cancer, and kidney cancer. Additional health issues with notable mortality rates include chronic lower respiratory disease and liver disease.

Indicators of Health	Clark County	Indiana	United States
All cancer (2004-2008 incidence rate)	532.7 <sup>1</sup>	475.6 <sup>1</sup>	471.8 <sup>2</sup>
Lung Cancer (2004-2008 incidence rate)	105.5 <sup>1</sup>	80 <sup>1</sup>	67.9 <sup>2</sup>
Colon and Rectum Cancer (2004-2008 incidence rate)	61.4 <sup>1</sup>	51.4 <sup>1</sup>	50.7 <sup>2</sup>
Liver Cancer (2004-2008 incidence rate)	7.0 <sup>1</sup>	4.6 <sup>1</sup>	6.2 <sup>2</sup>
Kidney and Renal Pelvis Cancer (2004-2008 incidence rate)	18.6 <sup>1</sup>	17.3 <sup>1</sup>	15.3 <sup>2</sup>
Chronic Lower Respiratory Diseases (2009 mortality rate)	65.18 <sup>4</sup>	55.19 <sup>4</sup>	42.3 <sup>3</sup>
Liver Disease (2009 mortality rate)	11.66 <sup>4</sup>	7.85 <sup>4</sup>	10 <sup>3</sup>
Rates provided are per 100,000; <sup>1</sup> CDC National Program of Cancer Registries; <sup>2</sup> CDC National Vital Statistics Report; <sup>3</sup> Indiana Mortality Report 2009 <sup>4</sup> Data from indianacancer.org.			

**A Health Needs Assessment Study of the Minority Population in Clark County** conducted by the Indiana Minority Health Coalition (May 2005) reports the African American population in Clark County is disproportionately affected when comparing indicators of health among the different ethnic populations. The data shows that almost 17% of African American babies in Clark County had a low birth weight, which is more than 1.3 times higher than the 13% of pre-term African American babies born in the State, and double the rate of 7.6% for the entire population in Indiana. 22.7% of births to African American women in Clark County were considered pre-term, which is almost double the figure for all African American women in the State. The Table below summarizes the data:

Indicators of Infant Health	Clark County	Clark Co: African American	State of Indiana	Indiana: African American
Low Birth Rate	7.3%	16.8%	7.6%	12.9%
Preterm (<37 weeks) Births	10.8%	22.7%	9.4%	12.5%
Pregnancy Complications	23%	26.1%	26.1%	31.6%
Births w/Congenital Anomalies	0.9%	2.5%	1.5%	1.4%
Births to Single Mothers	40.5%	76.5%	36.5%	76.5%
Low Weight Gain (Pregnancy)	38.8%	54.0%	33.8%	39.0 %

The Assessment Grant will provide funds necessary to delineate the extent of the brownfield site contamination and will determine the means to control contaminant migration. With the help of the Clark County Health Department, the data will be used to develop a neighborhood-based community outreach program to generate awareness of brownfields and potential risk of exposure associated with site contaminants.

**V.B.1.c.i. Financial Need, Economic Conditions:** Jeffersonville's economy was once based on bustling river-centric commerce and enjoyed its admirable status as a bustling river port with shipbuilding and military operations as its primary industries. Over the past century, as the transportation of goods and services moved to air and interstate, military operations have closed, and Jeffersonville's economy decentralized and diversified. Today, shipbuilding and manufacturing still play a role, but impact to the local economy from these industries are greatly reduced.

Most recently, the City was forced to cut its 2012 budget by \$2.5 million due to State imposed property tax caps which decreased all property taxes. The City has committed Tax Increment Financing (TIF) funding for major projects. TIF funds must be repaid through tax revenue and can be exhausted due to delays in redevelopment and the economy. The TIF projects include street widening, drainage and stormwater improvements, and other downtown infrastructure improvements, as well as important community development projects. These projects improve resident quality of life, such as the development of two urban parks and refurbishing a rundown pier into a picturesque riverfront recreational area. In addition to TIF funds, Jeffersonville also relies on partnerships with Federal agencies; the he Indiana Department of Transportation (INDOT) recently funded a project that required a \$2 million cost share from the City, the renovation of an abandoned railroad truss that spans the Ohio River and connects Indiana to Kentucky. The former railroad truss is now a pedestrian bridge that accommodates both foot and bicycle traffic and connects to Jeffersonville's historic downtown district. Additionally, we have agreed to make extensive improvements to our sewer systems that will significantly reduce the City's longstanding sewage overflows into the Ohio River in a comprehensive Clean Water Act settlement with Federal and State government. The cost for the City is estimated to be between \$100 and \$150 million.

Available funds in our City have also been depleted for the relief of four declared major disasters since 2008. All were severe storms followed by flooding, and two involved tornado devastation. Many of our blighted sites are the results of these disasters. The amount of FEMA aid received does not account for lost business revenue, personal and commercial property damages and resulting tax loss.

Even as our budget has been reduced, the City has continued addressing brownfields and seeks resources for the inordinate number of brownfields that need to be addressed in impoverished neighborhoods such as Claysburg. In 2010, we developed a robust GIS-based inventory of sites based upon input from the Brownfields Task Force with a focus upon the 10<sup>th</sup> and Spring Street corridors (Claysburg Neighborhood). In 2011, we began addressing the R&W Tire site with resources from the Indiana Brownfields Program. Remediation of this site was completed this year. In 2012, the City submitted an unsuccessful application to the EPA for a Community-Wide Assessment Grant but received a positive and encouraging debrief from the EPA on portions of the grant submittal that could be improved. Since that time, several sites in our targeted area are undergoing varying phases of cleanup and redevelopment. The former Rose Hill School (listed in last year's application) is being developed by

the private sector for mixed use and preserving history in the neighborhood. Through a development of public/nonprofit partnerships, a former auto dealer property is being redeveloped as a new fire station and county museum to serve as a cornerstone for an arts and museum district within walking distance of the Claysburg neighborhood. The City has invested over \$100,000 this year on a brownfield located on a gateway into the Claysburg neighborhood on Spring Street. The former petroleum site on Spring Street has been assessed for risks, landscaped to address poor drainage, and has new sidewalks. **We are requesting EPA funds so that we may aggressively address the numerous brownfield sites in the targeted community that contribute to environmental justice issues and quality of life degradation**

**V.B.1.c.ii. Economic Effects of Brownfields:** We have targeted 35 properties in this area as potential brownfields that have a direct economic impact on the community. Most are located in Census Tract 502, which is also contains our most impoverished residents. More than 85% of the area residents fall into the low to moderate income bracket. Unemployment rates in Census Tract 502 are 1.5 times higher than State levels, and 26.7% of the population is receiving food stamp benefits, compared to 9.3% nationally. The median household income of the area is \$23,484, which is less than half of the national average of \$51,914. 60% of the population lives in renter occupied housing units, which is double the State rate. It should be noted that 28.1% of the residents in this area are African American (3 times the State average), indicating that poverty is unjustly affecting this minority population.

While the presence of brownfields is not an immediate cause of the poverty described above, the blight imposed upon the local residences of so many brownfield sites in a single area greatly contributes to reduction in property values and drives away families with the financial means to move. This economically-driven exodus leaves behind those who have no other choice than to live among deteriorating properties. From 2009 to 2013, the median listed home price in the zip code that contains the Claysburg neighborhood fell 12.5%, while Indiana's median listed home price fell 7%.<sup>1</sup> Brownfield sites also discourage economic development and potential employers from investing in the area. Prior to and during that same time period, multiple Claysburg businesses had closed, and vacant properties multiplied, supporting the domino effect theory that blight tends to attract more blight.

**V.B.2.a. Project Description: i.** The EPA brownfields initiative mirrors the Jeffersonville Comprehensive Plan 2030 and the June 2012 Claysburg Neighborhood Revitalization Plan as we identify, assess, clean up, and redevelop brownfield sites throughout our targeted area to re-invigorate and improve the quality of life, create jobs and attract new residents. Grant-funded assessment work will include up to 18 Phase I Environmental Site Assessments and 10 Phase II investigations. The Claysburg Plan describes a community-based vision with a set of strategies and action steps for improving the neighborhood's social, environmental, economic, and physical infrastructure. The need for quality jobs, solutions for 'food desert' landscapes, and reusing vacant properties were key economic issues. Further, the plan identified several brownfield sites as desirable redevelopment opportunities. A stated important goal of the Claysburg Plan is to "provide alternate uses for vacant properties." This demonstrates the neighborhood's commitment to future sustainable planning via property reuse/recycling. Desirable redevelopment projects for the neighborhood include: affordable housing units, an assortment of small businesses, restaurants, a farmer's market or co-op. As we assess sites and consider cleanup and redevelopment options, we will use these plans as a guide keeping in minds the needs and goals of our communities. For example, the Former Salvage Yard has been identified by the neighborhood as a site for a grocery store or farmer's market after assessment and cleanup, which would coincide with solving the food desert issue outlined in the Claysburg Plan. The table below provides the potential benefits associated with our targeted properties.

	<b>Reuse/Redevelopment Benefits</b>
Former Lumber Co.	Removal of potential contaminant source to improve public health, farmer's market opportunity, services/goods within walking distance.

<sup>1</sup> Source: Zillow Real Estate Network, accessed January 2, 2014

	<b>Reuse/Redevelopment Benefits</b>
Industrial Terrorplex	Removal of potential contaminant source to improve public health/protect Ohio River, Light manufacturing or housing opportunity, reuse of existing infrastructure, eliminate blight.
Former Shell Station	Reuse of existing infrastructure, elimination of blight, downtown revitalization, small business/ job creation.
Old Salvage Yard	Removal of potential contaminant source to improve public health/protect Ohio River, Farmer's market/urban garden opportunity, services/goods within walking distance, job creation.
Former Gas Station	Removal of potential contaminant source to improve public health/protect Ohio River, services/goods within walking distance, reuse of existing infrastructure, eliminate blight, small business/job creation.
Cozza Restaurant	Business/job creation or potential affordable housing development, reuse of existing infrastructure, elimination of blight, downtown revitalization.

ii. Upon notification of funding, the City will publish press releases in the Jeffersonville News & Tribune, the Al Dia En America (Jeffersonville Hispanic newspaper), our partners' newsletters, and "Inside Indiana Business," an electronic statewide business journal. Pertinent updates to the brownfields project will also be released through these venues. Input from the community at large and our residents will be sought through the local media and community meetings requesting input for additional brownfields sites and reuse scenarios. The City will draft a Workplan with outcomes and outputs for the project and negotiate the Cooperative Agreement with the EPA. The City will issue a Request for Qualifications and will select a highly competent environmental consultant in compliance with federal procurement requirements (40 CFR 31.36) within 30 days of funding notification. We intend to select a consultant experienced with the EPA and Indiana Brownfields programs, the capacity to complete the project in three years, and a proven track record with successful U.S. EPA grants and other incentives. The selected consultant will also be able to provide greener assessments and remediation and show a commitment to sustainability. The City will also work with the community to select sites for assessment, and will prioritize selected sites with their input.

Once funds are made available, the City will set up electronic funds transfer, submit program and financial quarterly updates, enter property profile data into the Assessment, Cleanup and Redevelopment Exchange System (ACRES), and document the site selection process. By winter 2015, we anticipate identifying a pipeline of prioritized projects to begin Phase I Environmental Site Assessments. Simultaneously, the consultant will be expected to prepare the Quality Assurance Project Plan (QAPP) for submittal to the EPA for approval, submit eligibility requests for identified sites to either the Indiana Brownfields Program for petroleum sites or EPA for hazardous materials. For sites prioritized to receive a Phase II, a Sampling and Analysis plan and a Health and Safety Plan will be submitted to EPA for approval. Phase II investigations will be conducted in compliance with the QAPP and begin by spring 2015. Ongoing neighborhood and city outreach will be conducted for inclusive reuse planning. Remedial Action Plans will be developed immediately for prioritized sites requiring remediation integrating the County Health department and Indiana Brownfields Program recommendations. Assessments that reveal imminent threat to public health or safety will be provided to the appropriate health departments and Indiana Department of Environmental Management immediately.

As sites are being prepared for redevelopment, the City will work with the Claysburg neighborhood to determine their best reuse, and turn to economic development partners such as the 10th Street Area Business Association, the Jeffersonville Urban Enterprise Zone, and the River Hills Economic Development District to prepare and market them for redevelopment. For sites that can be redeveloped for manufacturing/industrial use with a specific skill sets required, the City will work with Work One Southern Indiana to assist our unemployed residents with specified occupational skills training. The City will assist the Claysburg neighborhood to develop grant proposals to the Jeffersonville Urban Enterprise Zone for resident job training in areas related to brownfields assessment and cleanup.

iii. Sites addressed by the EPA grant will be prioritized according to **criteria such as site access and program eligibility, job creation, ability to eliminate public health impacts, and removal of blighted/unsafe conditions.** Sites selected by the Claysburg Neighborhood residents will rank highly as



well as those that attract businesses or create jobs, assess vacant commercial/industrial properties throughout the 10th Street and Spring Street corridors, and assess blighted buildings and sites to encourage redevelopment and rectify unsafe conditions. A prioritization matrix will be developed to document sites utilizing the criteria above. The City will follow established protocol to gain site access from private property owners and if initial inspections or assessments reveal eminent threat to public health or safety, the City will work with the Clark County Health Department and the Indiana Department of Environmental Management and coordinate a response.

**V.B.2.b.i. Task Description and Budget Table** The City requests \$400,000 (\$200,000 hazardous substance, \$200,000 petroleum) to initiate steps to revitalizing portions of Jeffersonville where brownfields impact the health and welfare of impoverished and minority populations and threaten to contaminate the nearby Ohio River. Our primary long-term outcome is job creation and quality of life improvements for our residents by removal of source contamination, addressing unsafe buildings, and eliminating blight. Outputs will include a comprehensive outreach program, an inventory with prioritized brownfields, a Quality Assurance Project Plan (QAPP), up to 18 Phase I ESAs, 10 Phase II investigations, and 6 cleanup/reuse plans. All Phase I ESAs will be conducted in compliance with All Appropriate Inquiry & ASTM Standard E1527-13 "Standard Practice for Environmental Site Assessments." *94% of this budget is committed to Assessment and Cleanup activities.*

**Task 1: Programmatic Activities and Outreach:** The \$15,900 budget (\$7,950 hazardous, \$7,950 petroleum) is described below:

**Travel: \$4,400:** (\$2,200 hazardous, \$2,200 petroleum): For training purposes, travel includes airfare, lodging, per diem for the EPA Brownfield Conference (\$3,400); other training opportunities (\$800);

**Supplies: \$1,500:** (\$750 hazardous, \$750 petroleum): Includes advertising, postage, public notices, paper/copy costs and stakeholder meeting supplies; and

**Contractual: \$10,000:** (\$5,000 hazardous, \$5,000 petroleum): Includes summarizing technical activities; community engagement support; participation in stakeholder meetings.

*The City is leveraging in-kind services (estimated value of \$10,000 (200 hours at \$50/hr) for the following activities:*

- *Maintain compliance with the Cooperative Agreement: provide ACRES database and quarterly reporting, and set up financial systems for financial reporting;*
- *Participate in brownfields/economic development workshops and conferences;*
- *Advertise Request For Qualifications, ensure procurement meets federal requirements, review proposals, select qualified Environmental Consultant; oversee consultant activities; and*
- *Conduct outreach meetings, develop progress reports for City Council meetings (public), draft press releases, coordinate public health monitoring with the Health Department, update the City's website, meet with stakeholders from targeted neighborhoods and our partners*

**Task 2: Inventory and Prioritization:** The \$8,100 budget is divided evenly between hazardous and petroleum contractual costs and includes collecting technical data for eligibility requests and set up and maintenance of the Brownfield Inventory.

The City will provide in-kind staff resources (estimated value of \$3,000) to engage the community for input, document the site selection process, and develop a prioritization matrix for selection.

**Task 3: Phase I and II Environmental Site Assessments:** The \$352,000 contractual budget (\$176,000 hazardous, \$176,000 petroleum) is described below: includes:

- \$4,000 - Quality Assurance Project Plan (\$2,000 each hazardous/petroleum),
- \$48,600 - 18 Phase I ESAs at average cost of \$2,700 each, and
- \$300,000 - Conduct 10 Phase II ESAs (5 hazardous, 5 petroleum - each at a cost of \$30,000)

***The Redevelopment Commission has committed an additional \$10,000 towards completing additional assessment activities. The City will provide in-kind resources to arrange site access, meet with property stakeholders, and review all reports (estimated value of \$7,000).***

**Task 4: Cleanup Planning:** The \$24,000 contractual budget (\$12,000 hazardous, \$12,000 petroleum) funds six cleanup/redevelopment plans at an average costs \$4,000 each (3 hazardous, 3 petroleum) that complies with the State's Remediation Closure Guide and incorporate greener cleanup measures.

*The City will work with the Health Department and the Agency for Toxic Substances and Disease Registry to develop FACT sheets about contaminants and any exposure concerns found at sites requiring cleanup (estimated at \$3,000). The information will be distributed and discussed at neighborhood meetings with Health Department staff present (estimated County Health Staff value of \$6,000) The Health Department may also provide additional testing of children and residences if needed (\$5,000).*

EPA Brownfields Assessment Budget Request FY2014-2017					
Program Tasks: (H)=hazardous (P)=petroleum	Task 1: Program Development, Outreach	Task 2: Inventory, Prioritization	Task 3: QAPP, Phase I, Phase II	Task 4: Cleanup Planning	Budget
<b>Hazardous Budget</b>					
Personnel (H)					\$0
Travel (H)	\$2,200				\$2,200
Supplies (H)	\$750				\$750
Contractual (H)	\$5,000	\$4,050	\$176,000	\$12,000	\$197,050
Total Hazardous	\$7,950	\$4,050	\$176,000	\$12,000	\$200,000
<b>Petroleum Budget</b>					
Personnel (P)					\$0
Travel (P)	\$2,200				\$2,200
Supplies (P)	\$750				\$750
Contractual (P)	\$5,000	\$4,050	\$176,000	\$12,000	\$197,050
Total Petroleum	\$7,950	\$4,050	\$176,000	\$12,000	\$200,000
<b>Total EPA Budget</b>	<b>\$15,900</b>	<b>\$8,100</b>	<b>\$ 352,000</b>	<b>\$ 24,000</b>	<b>\$400,000</b>

**V.B.2.c. Leveraging:** Upon award of the EPA funding, the Jeffersonville Redevelopment Commission will commit \$10,000 to the project towards conducting additional Phase I and Phase II assessments (see Attachment D). The City is also making a significant contribution to the project with an estimated \$23,000 of in-kind services. Furthermore, the City will leverage funds utilizing local tools such as Tax-Increment Financing (TIF), property tax abatement for the expansion or new construction of a manufacturing facility and facade grants for downtown businesses. **The Salvage Yard and Cozza Restaurant are in TIF zones, and with the exception of sites with no structures, all brownfields sites described qualify for facade grants.**

**The Clark County Health Department** will also leverage their services by conducting free lead testing on any children within our targeted area at risk for lead poisoning, and will follow up with appropriate testing within the community as needed. The cost of this testing comes to more than \$1,000 annually, and is an important service, especially for children living in proximity to brownfield properties.

**The Jeffersonville Urban Enterprise Association (JUEA)** is a committed partner and has powerful tools to leverage towards attraction of businesses and redevelopment of brownfields sites located in the urban enterprise zone. With the exception of the Empty Shed site, **all brownfields sites described in this submittal are in the zone** and qualify for the following benefits:

- Investment Deduction: allows a zone business to deduct 100% of the increase in assessed value from a "qualified investment" in real or personal property for up to 10 years;
- Employee Expense Credit: eligible zone businesses may receive a credit against their State tax liability up to \$1,500 for each qualified employee;
- Resident Tax Credit: residents who both live and work in the zone are eligible for a tax deduction on their Indiana tax liability, equal to ½ of their enterprise zone income, or \$7,500, which is less; and, Financial Institution Loan Business Credit: financial institutions that make loans to businesses and residents in the zone may be eligible for the loan interest credit on tax paid on interest income earned from these loans. The credit is equal to 5% of the interest income received on all qualified loans.

Additionally, JUEA promotes community stabilization and enhancement of the zone with grants to encourage long-term economic vitality and livability of the zone. This is a resource the Claysburg neighborhood can draw upon to provide scholarships for residents interested in attending training classes for jobs related to the brownfields initiative.

Our Federal and State leveraging partners are listed on the table below:

Program Name	Amount	Program Description	Application to brownfields program
<b>Indiana Finance Authority: Indiana Brownfields program (IBP)</b>			
Revolving Loan Fund	\$500,000	Cleanup activities to address hazardous substances/petroleum contamination	Remediation of Brownfields Sites
SRF-Clean Water Funds (EPA)	Section 319	Integrating a nonpoint source project into water/wastewater projects	Eligible brownfields remediation remediated and interest rate for SRF is reduced by 5%
Tax Waiver – Brownfields	Waiver back taxes	Petition to Dept. of Local Government Finance for waiver of delinquent tax	Removes financial barrier of back taxes to facilitate brownfields redevelopment
<b>US Environmental Protection Agency</b>			
Brownfields Cleanup Grants/RLF	\$200,000/ \$1,000,000	Outreach and Cleanup activities to address hazardous substances/petroleum contamination	Community Involvement/Remediation of Brownfields Sites
Technical Assistance to Brownfields (TAB)	Technical Assistance	Kansas State University provides technical assistance and support to Brownfields Communities (at no cost)	Community Outreach/ Training, Visioning for Site reuse, Greener Cleanup Strategies for cleanup plans
<b>Indiana Office of Community and Rural Affairs (Community Development Block Grant funding)</b>			
Main Street Revitalization	\$800,000	long-term community development for low income and blighted areas	Redevelop brownfields located in Main Street areas
Planning Grant	\$1 million (annual)	Funds infrastructure, downtown revitalization, and community facilities.	Downtown revitalization is a major goal of our current brownfields initiative.
Public Facilities Grant	\$2 million	Funds Emergency Services Projects, Historic Preservation, Public Facilities	Brownfields redevelopment as Public facilities projects funded
Comprehensive Site Redevelopment	\$750,000	OCRA partnership with Indiana Brownfields Program-funds cleanup	Cleanup/Demolition of brownfields sites
<b>Indiana Economic Development Corporation</b>			
Shovel Ready Program (IEDC)	Services	Reduces potential costs of development Enhances marketability	Marketing brownfields sites for redevelopment/eliminating red tape.
Industrial Recovery Tax Credit-IEDC	Up to 25% Tax Credit	Incentive for companies to invest in facilities requiring rehabilitation	Incentive to rehab buildings over 15 years old and a minimum of 50,000 square feet.

Other leveraging opportunities applicable to brownfields redevelopment can come from the **Indiana Department of Natural Resources** with up to \$150,000 funds for acquisition or development of trail funds, **\$200,000 Land & Water Conservation Fund** for park creation, and **\$500,000 Historic Preservation and Archaeology** for rehabilitation of historic structures.

We recently leveraged EPA funds and Tax Increment Financing funds to remediate a blighted contaminated former gas station located in the JUEA. The City utilized \$47,211 in EPA ARRA revolving loan funds and \$700,000 in Tax Increment Financing. The likelihood of receiving other sources of funding and services is dependent upon the outcome of the assessments, but given our history with the OCRA, the EPA and IBP, we are strong candidates for funding. Future funding requests include \$500,000 in OCRA funding for the construction of Falls Landing Park pond to provide drainage relief to the areas in and near the Claysburg neighborhood near 10th and Spring streets. The request will include a quarter-mile walking path around the pond, landscaping, lights, benches and bike racks. We are confident in our ability to leverage funds.

**V.B.3.a. Plan for Involving the Targeted Community and Other Stakeholders and Communicating Project Progress:** The cornerstone of this brownfields initiative is the involvement of

stakeholders and the affected community, the development of partnerships, and the engagement of individual partners with each other. Our outreach will be broad but targeted and we will use methods that have been successful for other large City initiatives. Individual partners have a stake in the success of this project and the City intends to continue inclusive and comprehensive outreach to our stakeholders with press releases, community events, neighborhood meetings, and website updates. Our task force will also assist with public engagement via direct contact to their constituencies, which includes the real estate community and developers, neighborhood associations, business associations and City/County agencies. The City will meet frequently with the Claysburg Neighborhood Association to ensure their understanding of the project, their role in providing outreach, and discussions regarding property reuse. The City also intends to utilize the services of the EPA's Technical Assistance to Brownfields (TAB) program, who will facilitate a visioning workshop for the Claysburg neighborhood at no charge. The County Health Department will provide translation services to our meetings as needed.

Upon grant award, we will issue a press release to the Jeffersonville News and Tribune about the funded initiative and include information about upcoming outreach sessions. To inform and involve the Hispanic population, the Jeffersonville bilingual newspaper, the *Al Dia En America* will publish press releases, upcoming meetings, community events, and public involvement efforts. We will initiate meetings with each of our partners to determine the best means of outreach and plan accordingly. As the initiative evolves, quarterly updates on the program's progress will be reported at the City council meetings which are broadcast live over the internet; information from these meetings are also disseminated in the local newspaper. The brownfield program progress and updates will also be available on our website and sent to our partners to include in their newsletters. Additionally, we will launch a social media campaign via Facebook and Twitter that will involve the community in a dialog about the project. Our social media presence will raise awareness about brownfields, solicit input on site selection and prioritization, and provide the public with information about environmental health.

**V.B.3.b. Partnerships with Government Agencies:** i. To ensure project success, we will utilize our long-standing partnerships with local, State, and Federal organizations, including environmental and health agencies. The City has established a strong relationship with the Clark County Health Department. The Health Department is located in the Claysburg neighborhood and is intrinsically aware of the physical environment, housing concerns, poverty, unsafe property issues and challenges the neighborhood faces. Their expertise in public health issues and their communication with the neighborhood will be critical as we prioritize sites. Attachment C contains a letter from Clark County Health Department committing additional services such as testing children within our targeted area at risk for lead poisoning. The City has and will continue to coordinate its brownfield efforts with the IBP, which has brownfield oversight for the State. The IBP will also review/approve petroleum eligibility requests for this initiative. The IDEM has cleanup authority for the State and will work in concert with the IBP to approve cleanup plans, liability limiting letters for prospective purchasers, and deed restrictions (if needed). We will also seek assistance from the IDEM and the Health Departments immediately if a site poses an imminent threat to residents or the environment.

ii. The Ohio River Bridges Project is a large scale example of how the City, the State and Federal partners can work together with the private sector to make our community safer. The \$2.5 billion dollar project involves construction of 2 new bridges across the Ohio River between downtown Louisville and Jeffersonville to dramatically improve the Kennedy Interchange, where Interstates 64, 65 and 71 meet in downtown Louisville, and the existing Kennedy Bridge that carries I-65 traffic. Benefits will include significant traffic congestion mitigation and improved air quality. Partners include the State of Kentucky, the Indiana Finance Authority, the Indiana Department of Transportation, and the Federal Highway Administration.

Our partnerships with our State and Federal agencies help us achieve sustainable and equitable approaches to brownfields cleanup, making our communities more attractive, economically viable, and socially diverse. Partnerships will be continued with the following agencies, highlighted in bold: US

**EPA** will be our partner in brownfields cleanup funding and technical assistance. **OCRA** is a significant partner in brownfields redevelopment and equitable development outcomes, providing resources in community and economic development for infrastructure construction, downtown revitalization, community facilities projects, and clearance and redevelopment funding. As sites are assessed, **OCRA** can assist with neighborhood planning and clearance of blight in our targeted corridors. The **Indiana Finance Authority (IFA)** provides financing solutions to facilitate infrastructure, brownfield cleanup such as revolving loan funds for the cleanup of sites and incentives for the rehabilitation of aged industrial buildings. **The DNR** offers financial and technical resources for trails, greenway development, parks, and historic preservation.

**V.B.3.c. Partnerships with Community Organizations:** The City has received considerable interest and voicing of support from a diverse group of organizations regarding their commitment to brownfields redevelopment. The diversity of our community partners reflects the multi-faceted impacts that brownfields have on communities. Each partner provides outreach and services in their unique ways to make the initiative a success. Letters committing resources can be found in **Attachment C**. The City is confident that their roles/services will materialize throughout the term of the grant. These community-based organizations will be engaged throughout the terms of the grant through face-to-face meetings, combining efforts on social media and email campaigns, and by participating in the visioning workshops we intend to host through the EPA's TAB program.

Partners	Role
Jeffersonville Urban Enterprise Zone	Identify high job creation sites, educate/market sites to potential developers; offer incentives for redevelopment
One Southern Indiana	
River Hills Economic Development District	Identify State/Federal funds to leverage redevelopment for housing, infrastructure, transportation
Ports of Indiana	Educate developers on brownfields redevelopment
Clark Hospital	Share health data relevant to the targeted area and provide information about the Brownfields initiative at annual health fairs
Ohio River Greenway	Advertise the brownfields effort at annual Ohio River Greenway 5k and request feedback from residents in regular Friends of the Greenway email communications
10 <sup>th</sup> Street Area Business Association	Communicate with residents and encourage development on brownfield sites.
Jeffersonville Main Street	Advise the City about redevelopment priorities and assist in developer recruitment to the area
Claysburg Neighborhood Association	Outreach/updates to residents about the program; assist with property owners that reside in the neighborhood

#### **V.B.4. Project Benefits**

**a. Health, Welfare, and Environment:** Mayor Moore is committed to projects that make the City a better and healthier place to live and raise a family. He wants to see a vibrant downtown, the revitalization of neighborhoods, the maintenance and development of infrastructure that accommodates all modes of transportation, and the linkage of existing parks, greenspace, and natural amenities. The EPA Brownfields initiative is an integral piece of the City's strategy towards addressing these blighted, underutilized, and unsafe properties.

This grant will allow the Coalition to assess the properties, begin identifying those risks, the potential exposure pathways, and take steps to remediate or mitigate risks posed. Many of the potential contaminants at our sites are known carcinogens or toxic chemicals that at various exposure levels may lead to cancers and diseases within our communities. Demolishing deteriorating structures with barren grounds will decrease localized particulate matter, improve air quality and reduce asthma issues for

children nearby. Because the identified brownfields are located in impoverished areas, we will begin the process to alleviate environmental justice concerns in our neighborhoods.

Project benefits align with the Livability Principles established by the EPA, Housing and Urban Development, and the Department of Transportation and include: incorporating health measures into our redevelopment plans, assessing properties to attract new businesses for job creation, and quantifying potentially impacted vacant sites to determine next steps for re-use. Assessing properties that are viable candidates for redevelopment will aid in the City's attempt to provide affordable housing, increased accessibility of general goods and services in areas such as the Claysburg neighborhood, and addressing sites that tie into our existing park system including biking/hiking trails. This brownfield initiative will lead to site cleanup management that will minimize impacts to community health as well as incorporation of green remediation techniques to minimize impacts to the environment.

As discussed in Section 1, the target areas for this community-wide grant are in and near the Claysburg neighborhood, which contains over 28% African American population (3 times the State average). Identifying, assessing, remediating and redeveloping brownfields is especially important in this minority-dominant, low-income area as it will remove contaminant sources and will also limit uncontrolled, potentially contaminated run-off into area waterways. With community outreach, residents will be made aware of potential health risks at these sites. Redevelopment of priority brownfields will improve residents' health and welfare by removing sources of contamination, thereby limiting inhalation, ingestion, and contact exposures that may lead to cancer risks, respiratory distress, and other health concerns affecting African-American residents. If elevated lead levels are found in the Claysburg neighborhood or any site near residential population, the Health Department will follow up with appropriate testing, ensuring that resident health is protected throughout the terms of the grant and beyond.

<b>TARGETED SITES: REDEVELOPMENT BENEFITS</b>	
<b>Former Lumber Company, 0.2 acres:</b>	Soil/groundwater contamination will be identified; potential cleanup would address vapor intrusion, inhalation and direct contact concerns for neighbors. Good location for small commercial redevelopment.
<b>Industrial Terrorplex, 1.4 acres:</b>	Soil/groundwater contamination will be identified; cleanup would address vapor intrusion, inhalation and direct contact concerns for neighbors. Assessment of Hazardous building materials (asbestos, lead paint) can lead to demolition/rehab of dilapidated structures and removal direct contact and inhalation of friable asbestos. Waste/industrial equipment removed and recycled if possible. Reuse as light manufacturing or commercial promoting new jobs.
<b>Former Shell Station, 0.2 acres:</b>	Potential USTs removed; soil/groundwater contamination identified; cleanup would address vapor intrusion, inhalation, direct contact concerns for neighbors. Hazardous building materials such as asbestos identified and abated. Building safely converted for commercial redevelopment.
<b>Old Salvage Yard, 0.5 acres:</b>	Soil/groundwater contamination will be identified; cleanup would address vapor intrusion, inhalation and direct contact concerns for neighbors. Waste/industrial equipment removed and recycled if possible. Reuse scenario requested by neighborhood is farmer's market, urban gardens, or commercial reuse.
<b>Former Gas Station, 0.1 acres:</b>	Same benefits as Former Shell Station above with commercial reuse and local job creation.
<b>Former Cozza Restaurant, 0.2 acres:</b>	Soil/groundwater contamination will be identified; cleanup would address vapor intrusion, inhalation and direct contact concerns for neighboring businesses. Reuse as commercial/small business.

Social benefits will be realized as these revitalizations will bolster the sense of community identity and pride in the Claysburg neighborhood as well as improve the public's perception of this area. We hope to see Claysburg's status as a "food desert" disappear as sites like the Salvage Yard are redeveloped into community gardens or farmers' markets. Residents will be able to walk to retail shops and restaurants for local recreation as sites like the Former Shell Station or Cozza Restaurant and will feel safer doing so once large, vacant sites like the Industrial Terrorplex are remodeled.

**b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:** i. Jeffersonville has demonstrated its commitment to sustainable development through its policies and programs, Comprehensive Plan 2030, and Bicycle and Pedestrian Comprehensive Plan. Neighborhood connectivity

via pedestrian-friendly linkages between neighborhoods was a major policy recommendation made in the 2030 plan that the City has taken seriously. In 2013, Jeffersonville completed the Big Four Pedestrian Bridge, utilizing a former railroad trestle to provide safe passage for pedestrians and cyclists across the Ohio River into Kentucky. Building upon this success, Jeffersonville also adopted a Bicycle and Pedestrian Comprehensive Plan in 2013, following the implementation of Comprehensive Plan 2030. That Plan will provide cycling corridors along major City corridors to safely promote alternative means of transportation and reduce traffic congestion. Infrastructure improvement plans for Jeffersonville also foster sustainable development, including water management that will correct drainage issues in low-lying areas and the implementation of energy-efficient lighting as part of the historic downtown redevelopment. Other significant green infrastructure projects include the Big Four Station, an 8 acre park located at the foot of the Big Four Pedestrian Bridge that serves as a community-wide gathering green space for concert venues, farmer's markets, and recreation. In addition, the Ohio Greenway Connectivity Project, a 7 mile linear park along the Ohio River, increases public access to the riverfront and connects the City to Clarksville and Albany, Indiana.

The Claysburg Neighborhood Revitalization Plan also echoes the 2030 Plan's theme of sustainable development. A prime component of this Plan is to redevelop existing vacant and underutilized properties to help recreate the image of the neighborhood, which reuses buildings and uses existing infrastructure whenever possible. Identified projects that underpin sustainable development include turning a former gas station into a community gateway and renovating the historic Old Dixie Theater.

The City will continue to promote sustainable redevelopment practices including LEED design, energy-efficient HVAC and lighting systems, the use of low-volatile materials, and the use of green power. Prospective owners of sites such as the Industrial Terrorplex will greatly benefit from these energy saving designs. The City will require responsible construction practices to minimize impacts to stormwater during redevelopment, and will continue to guide our residents on the impact individuals have on water quality through "Urban Rain," a Green Infrastructure initiative sponsored by the City's Stormwater Department. The initiative provides outreach to our citizens, including business owners and developers, to properly manage their individual stormwater run-off, and educates them on how water quality can be improved by implementing natural processes such as rain gardens. In an effort to reduce our carbon footprint, the City recently retro-fitted 6 City vehicles with Diesel Particulate filters last year through the EPA National Clean Diesel Funding Assistance Program (2009). We estimate our fleet will eliminate .84 tons of particulate matter, 2.14 tons of hydrocarbons and 9.5 tons of carbon dioxide emissions throughout the lifetime of the installed equipment.

ii. The Claysburg Neighborhood Revitalization Plan is one of the reasons the Claysburg area is targeted in this brownfields initiative. It is a model of equitable development planning that coincides with the Livability Principles as defined by the Partnership for Sustainable Communities through the Department of Housing and Urban Development, the EPA, and the Department of Transportation. In fact, the Plan identifies the Partnership for Sustainable Communities as a potential resource to develop refinement of three of its initiatives for Claysburg: improve public perception, extend downtown street lighting, and install absent or dilapidated sidewalks. As we redevelop the brownfield sites in and around this neighborhood, our efforts will mirror these principles. We will be able to **provide more transportation choices** as we update the public transit schedule to include stops in redeveloped areas. We will also **promote equitable, affordable housing**, by turning structures like the Industrial Terrorplex into affordable housing. As blight and vacancies are removed and replaced with viable, active properties, it will **increase the economic competitiveness** of the City and the neighborhood. Because this is a long-standing neighborhood that has been threatened recently by economic disinvestment and blight,



committing to revitalizing it shows how we **support existing communities**. With the support of our local and State partners and community-based organizations (outlined in the letters in Attachment C), we will **leverage federal investment** in brownfields assessments to turn the sites into properties that serve the community. Choosing and prioritizing sites for our inventory with the input of residents and community stakeholders **values communities and neighborhoods** and ensures that this initiative is one driven by community involvement.

**V.B.4.c.i. Economic Benefits:** EPA funding is requested to assess the brownfields contributing to the ongoing deterioration of the Claysburg Neighborhood and ties directly to the Claysburg Neighborhood Revitalization Plan strategies as a means to provide alternative uses for vacant properties, bring economic development to their area, and encourage new local businesses.

i. All of the example sites we selected have future economic benefit with an appropriate redevelopment scheme. Once assessed, the Old Salvage Yard could accommodate a farmer's market, or large urban garden within walking distance of the residents. If redeveloped as commercial space, the former gas station is in a prime commercial location off of I-65 and could attract food/retail businesses given its proximity to hotels in the area. The Cozza Restaurant could attract a small professional business with 12 employees, creating \$1.4 million in direct output annual production and almost \$40,000 in indirect business taxes to local governments. As compared to the property directly across the street with similar acreage, the former lumber property redeveloped for commercial use would assess for approximately \$200,000 as compared to its current \$51,000 value and could create over a dozen new jobs in the neighborhood, producing almost \$1.6 million in direct output annual production and creating \$271,732 in indirect business taxes. The Industrial Terrorplex only employs about 6 *seasonal* employees at minimum wage. If reused as a manufacturing operation, the 60,000 square foot facility could employ 40 full time employees at an average wage of over \$51,000 (average salaries in Clark County per [www.in.gov](http://www.in.gov)), which would produce \$8.1 million in direct output annual production and provide \$206,499 in indirect business taxes to the local government, according to Ball State University's Economic Impact Calculator ([profiles.cberdata.org/calculator](http://profiles.cberdata.org/calculator)). If redeveloped into affordable housing, the Industrial Terrorplex could offer low-income residents a prime location within walking distance of area businesses and job opportunities.

ii. The Jeffersonville Urban Enterprise Zone is our crucial partner when it comes to job training for positions coming from the brownfields initiative. They have pledged to identify training opportunities for any jobs that stem from the brownfields redevelopment project. They want to ensure that new employer needs are met as these vacant and underutilized properties undergo assessment and revitalization. Additionally, they will identify sites that are primed to create jobs, along with our economic development partner, One Southern Indiana. Letters of support are found in Attachment C

**V.B.5.a. Programmatic Capability:** The Economic Development Department staff has extensive expertise in the operation of local, State, and Federal grant programs that directly apply to brownfields redevelopment. In the event of a loss of one of the key staff members the City will ensure the continuity of the program by replacing him or her with a competent individual possessing the credentials and experience necessary to fill the position.

**Delynn Rutherford**, the City's Grant Manager, will act as liaison to the EPA, IBP, and the Clark County Health Department. She will conduct the day to day Project Manager tasks and oversee the technical consultant and ensure completion of grant activities and tasks within 3 years. Her responsibilities will include outreach, updating and maintaining the brownfields inventory, tracking project progress, submitting quarterly reports to the EPA, and enter information into the ACRES database. Formerly with the Clark County Health Department for 10 years, her background as an Environmental Health Specialist and Local Emergency Preparedness Coordinator gives her a unique



public health perspective for this project as well as immeasurable experience with providing outreach to residents and stakeholders on the impact of contaminants to public health. She has a Bachelor's of Science from Indiana University and is well-trained in Hazardous Waste Operations and Emergency Response, crisis emergency and risk communication, and community based emergency response.

**Amy Deering**, the Assistant Controller for the City, will establish and track all accounting and financial systems. She will be responsible for all financial reporting. Ms. Deering has a Bachelor's degree in Accounting from Indiana University Southeast.

For technical aspects of the grant that require special qualifications, the City will contract with a qualified environmental consultant through the Qualifications Based Selection compliant with Competitive Procurement Standards 40 CFR Part 31.36. The consultant must have experience in the requirements of the EPA Brownfields Assessment Grant program, All Appropriate Inquiry, and Greener Cleanup Assessment and Remediation methodology. The City will also continue to work closely with the EPA and Indiana Brownfields Program staff for financial, legal and technical assistance.

**V.B.5.b. Audit Findings:** In the 2010 audit of the City, adverse findings were reported due to deficiencies in internal controls between City departments and fiscal office management. The City took immediate corrective actions in record-keeping practices. In 2011, our annual financial report had no adverse findings. Since 2012, the current administration has invested in updated accounting software and established stronger policies to put procedures in place to continually improve system accountability.

**V.B.5.c. Past Performance:** The City of Jeffersonville is fully equipped to effectively manage these grant funds and promote redevelopment of brownfields sites. Since 2000, our City has aggressively tackled and cleaned up brownfields sites by developing private/public partnerships to maximize resources. Successful brownfields projects include the \$4 million redevelopment of the former Quartermaster Depot Administration building into the current City Hall with adjacent commercial business park, the \$10 Million conversion of the B&O Piggy Back railyards into the North Shore Business park with high end restaurants and hotels on the Ohio River, and the \$10 million creation of the 28.5 acre Water Tower Square Business Park out of the former American Car and Foundry. In 2009, the City established a Brownfields task force composed of representatives from the County Health Department, private developers, neighborhood associations, the Jeffersonville Urban Enterprise Association, and business stakeholders such as the 10th Street Area Business Association. The City of Jeffersonville has never received an EPA Brownfields Grant, but has an extensive history of managing Federal and State funds. Please see examples in the table below.

Funding Agency	Project	Grant \$	Program Compliance	Output Outcome
IN Office of Community & Rural Affairs (OCRA)-CDBG	2012: Big Four Pedestrian Bridge: Est. completion:2013	\$250,000	Engineering Design/All reporting met OCRA standards	Reconstruct roadway, sidewalks, improve drainage
				Converted RR bridge for safe bikers and pedestrians bridge
IN Housing Authority: HUD CDBG Disaster Recovery	2011: Disaster Recovery: Flooding-est. completion: 2012	\$1,005,900	Engineering Design/All reporting met OCRA standards	Acquisition/demolition of damaged properties in flood plain
				Remove Blight/Enhance Green Space/Flood Control
EPA ARRA: Nat'l Clean Diesel Assistance Program	2010:Fleet diesel reduction-Completed	\$65,916	All reporting requirements in compliance	Reduced diesel PM, HC, CO emissions
				Improve City Air quality
In Brownfields Program: 2009 ARRA Stimulus	R&W Tire-cleanup completed 2011	\$140,000	Met IBP reporting standards	Leaking Underground Storage Tank remediation.
				Ready for re-use.
State of Indiana—in partnership with U.S. Fish And Wildlife Service/IDEM Clean Vessel Act program	Jeffersonville Downtown Marina Completion 2014	\$153,342.77	Meeting all reporting requirements to IDEM	Construction of a floating wave deflector/jetty to protect the marina from floating debris, as well as serve as a public fishing pier. Clean Vessel Act Program, to fund a pump station for boats to decrease dumping of raw sewage from boats into the river to decrease water pollution.

# Attachment A

## Threshold Documentation

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## SECTION III - APPLICANT AND SITE ELIGIBILITY INFORMATION

### III.A. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

As a City, the City of Jeffersonville is a General Purpose Unit of Local Government as defined under 40 CFR Part 31 and is an eligible applicant for an EPA Community-wide Brownfields Assessment Grant.

2. Letter from the State or Tribal Environmental Authority

The Letter from the Indiana Department of Environmental Management is included in Attachment B.

3. Community Involvement (further information in section V.B.3. of narrative proposal, p. 9-11)

The cornerstone of this brownfields initiative is the involvement of stakeholders and the affected community, the development of partnerships, and the engagement of individual partners with each other. Our outreach will be broad but targeted and we will use methods that have been successful for other large City initiatives. Individual partners, Jeffersonville Urban Enterprise Zone, One Southern Indiana, River Hills Economic Development District, Ports of Indiana, Clark Hospital, Ohio River Greenway, 10th Street Area Business Association, Jeffersonville Main Street, and the Claysburg Neighborhood Association have a stake in the success of this project and the City intends to continue inclusive and comprehensive outreach to our stakeholders with press releases, community events, neighborhood meetings, and website updates.

Our task force will also assist with public engagement via direct contact to their constituencies, which includes the real estate community and developers, neighborhood associations, business associations and City/County agencies. The City will meet frequently with the Claysburg Neighborhood Association to ensure their understanding of the project, their role in providing outreach, and discussions regarding property reuse. The City will also utilize the services of the EPA's Technical Assistance to Brownfields (TAB) program, who will facilitate a visioning workshop for the Claysburg neighborhood at no charge. The County Health Department will provide translation services to our meetings as needed.

Upon grant award, we will issue a press release to the Jeffersonville News and Tribune about the funded initiative and include information about upcoming outreach sessions. To inform and involve the Hispanic population, the Jeffersonville bilingual newspaper, the *Al Dia En America* will publish press releases, upcoming meetings, community events, and public involvement efforts. We will initiate meetings with each of our partners to determine the best means of outreach and plan accordingly. As the initiative evolves, quarterly updates on the program's progress will be reported at the City council meetings which are broadcast live over the internet; information from these meetings are also disseminated in the local newspaper. The brownfields program progress and updates will also be available on our website and sent to our partners to include in their newsletters. Additionally, we will launch a social media campaign via Facebook and Twitter that will involve the community in a dialog about the project. Our social media presence will raise awareness about brownfields, solicit input on site selection and prioritization, and provide the public with information about environmental health

4. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)

As this is a Community-wide Assessment Grant Proposal, this criterion is not applicable.

# Attachment B

## Letter from the State

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## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Michael R. Pence  
Governor

Thomas W. Easterly  
Commissioner

January 22, 2014

The Honorable Mike Moore, Mayor  
City of Jeffersonville  
City Hall, Suite 250  
500 Quartermaster Court  
Jeffersonville, Indiana 47130

Re: U.S. EPA Brownfields Grant Proposal  
Acknowledgement Letter  
Community-wide Assessment  
Hazardous Substances and Petroleum  
City of Jeffersonville  
Clark County, Indiana

Dear Mayor Moore:

This letter is provided in support of the City of Jeffersonville's (City) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Community-Wide Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the City is applying for \$400,000 (\$200,000 for hazardous substances and \$200,000 for petroleum) to perform community outreach, inventory and prioritization, Phase I and Phase II Environmental Site Assessments of priority brownfield sites, and cleanup planning.

IDEM believes that that City of Jeffersonville has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered by the Indiana Brownfields Program in the past. This assessment grant funding will help the City continue its effort to address brownfields in the community. Should an opportunity arise for the City to need/pursue cleanup at any of the sites investigated with this grant funding, IDEM realizes that the City is committed to working with the Indiana Brownfields Program for oversight and might explore participating in the IDEM Voluntary Remediation Program.

Based on the information submitted, IDEM considers the City of Jeffersonville an excellent candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM looks forward to continuing its partnership with the City of Jeffersonville. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).



A State that Works

Sincerely,

A handwritten signature in dark ink, appearing to read 'Bruce A. Oertel', written over a horizontal line.

Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: *(via electronic transmission)*  
Linda Mangrum, U.S. EPA Region 5  
Kelley Moore, U.S. EPA Region 5  
DeLynn Rutherford, Grant Administrator

# Attachment C

## Letters of Support from Community Organizations and the County Health Department

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December 31, 2013

Mayor Mike Moore  
500 Quartermaster Court  
Jeffersonville, IN 47130

Dear Mayor Moore,

The Jeffersonville Urban Enterprise Association (JUEA) wishes to offer this letter of support for the City of Jeffersonville's application for funding through the EPA's Brownfields Assessment Grant. The JUEA was organized in 2000 to manage Jeffersonville's newly-formed Urban Enterprise Zone. The Jeffersonville Urban Enterprise Zone (JUEZ) is an area within the City of Jeffersonville, Indiana, in which more than 25% of the resident households have incomes below the poverty level as established by federal guidelines. The purpose of the Indiana Enterprise Zone Program is to improve the quality of life in designated enterprise zones through community and business redevelopment initiatives. The Urban Enterprise Zone offers numerous opportunities to registered businesses including employee tax credits, and tax deductions for improvements made to both personal and real property.

The Jeffersonville Brownfields Project is complementary to our goal to "enhance, revitalize, and encourage the businesses and neighborhoods of the enterprise zone through partnerships, incentives and cooperation." Industrial and commercial development is well-suited for brownfield sites, potentially requiring less stringent cleanup requirements than those for residential reuse. Conducting assessments of the many brownfields which are particularly concentrated in the JUEZ is in keeping with our goal.

We wholeheartedly support the City's efforts to address this vital business corridor. Planning for this area's revitalization will improve the economic climate of the Zone and benefit the residents in adjacent neighborhoods by providing a healthier, more vibrant, and attractive place to live. We will support this program by: 1) Notifying the Brownfields Project Staff of brownfield properties in our Zone, 2) Making parties interested in redevelopment of these sites aware of our incentive program, 3) Promoting the Assessment Grant services, as well as available tax incentives, to potential developers, and 4) identifying job training resources to meet new employer needs. To this end, the JUEA pledges to support the Brownfields Project in any way possible, including financial support.

Thank you for your consideration of the City's request.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Phillips". The signature is fluid and cursive, with a large, stylized "K" and "P".

Kelly Phillips, Executive Director  
Jeffersonville Urban Enterprise Association



October 17, 2013

The Honorable Mike Moore  
Mayor, City of Jeffersonville  
City Hall, Suite 250  
500 Quartermaster Court  
Jeffersonville, IN 47130

Dear Mayor Moore:

One Southern Indiana is pleased to support the City of Jeffersonville's request to the US Environmental Protection Agency (US EPA) for a community-wide Assessment Grant.

As the combined economic development organization and Chamber of Commerce serving Clark and Floyd Counties on the Indiana side of the Louisville, Kentucky metropolitan area, One Southern Indiana proactively works to grow our regional economy through business attraction, retention and expansion, while encouraging and supporting entrepreneurship. We achieve success by working with government agencies and partners to provide a world-class business environment to meet the needs of today's businesses.

One Southern Indiana fully supports the great efforts by that the City of Jeffersonville has made to redevelop brownfield sites. WE also appreciate the assistance of the US EPA in these efforts to revitalize the Jeffersonville community. It is through this partnership that we will be able to revive some of the deteriorated areas of Clark County.

The community-wide assessment grant would provide the needed financial support to take a closer look at sites throughout the City of Jeffersonville, and will allow for the development of a detailed plan of action to address the identified sites. We will provide assistance by identifying sites for the inventory, and then marketing and educating potential developers and local businesses about opportunities associated with these sites.

Thank you again for your support, and One Southern Indiana looks forward to a continued partnership with the US EPA as we work together to grow and revitalize Jeffersonville.

Sincerely,



Wendy Dant Chesser  
President & CEO



Serving the Indiana Counties of: Clark, Floyd, Harrison, Scott and Washington

October 17, 2013

To whom it may concern:

River Hills Economic Development District and Regional Planning Commission (River Hills) wishes to offer this letter of support for the City of Jeffersonville's Community-wide Brownfields Assessment Grant.

River Hills EDD & RPC is a US Department of Commerce EDA funded Economic Development District that serves the Indiana counties of Clark, Floyd, Harrison, Scott, and Washington. The main goal of River Hills is to assist local governments with development needs related to economic development and growth. River Hills provides guidance, information, advice, and coordination related to issues concerning local governments.

Through our responsiveness to the needs and desires of local governmental units, we have become an integral part of a large number of economic development and community development projects and programs.

We plan to support the City of Jeffersonville in the assessment and redevelopment of brownfield properties by identifying state and federal funds associated with housing, infrastructure, and transportation that can be used to leverage redevelopment of the targeted corridors.

We look forward to working with the City of Jeffersonville in completing the community-wide assessment of brownfield sites. This initiative will complement our existing array of programs to encourage business investment and growth in Clark County.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jill Saegesser".

Jill Saegesser  
Executive Director

300 Spring Street, Suite 2A • Jeffersonville, IN 47130

Ph: 812.288.4624 • Fax: 812.288.8105

[www.riverhills.cc](http://www.riverhills.cc)



PORTS OF INDIANA

PORT OF INDIANA-JEFFERSONVILLE  
1402 PORT ROAD  
JEFFERSONVILLE, IN 47130  
TELEPHONE (812) 282-9562  
FAX (812) 282-7805  
WWW.PORTOFINDIANA.COM

November 1, 2013

Re: Endorsement of the City of Jeffersonville Application for EPA's Brownfields Assessment Grant

To Whom It May Concern:

The Port Authority of Indiana-Jeffersonville endorses the Jeffersonville Brownfield's Assessment Grant as an opportunity to support the redevelopment and growth of Southern Indiana.

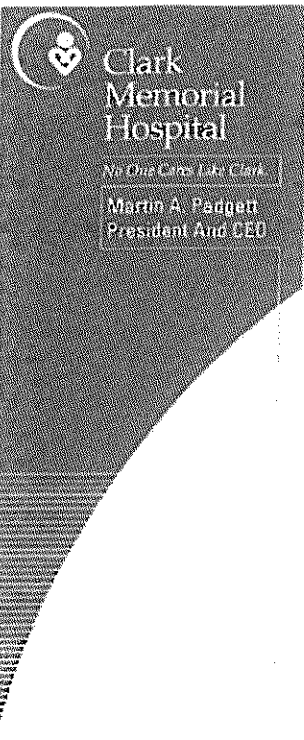
The mission of the Ports of Indiana is "To develop and maintain a world-class port system that operates as an agile, strategically-driven, self-funded enterprise dedicated to growing Indiana's economy". One of the main strategic objectives of the Ports of Indiana is to attract, retain, and grow business that positively impacts Indiana's economy. The mission of the Ports of Indiana and their strategic objective are complementary to the City of Jeffersonville's plan for the assessment and redevelopment of brownfields to revitalize Jeffersonville's downtown in order create a thriving downtown business district and a stronger local economy.

The Port of Indiana-Jeffersonville is a gateway to the Midwest that provides competitive advantages to companies that move cargo by water, rail, and highway. As the third and newest public port in Indiana, Port of Indiana-Jeffersonville is one of the Ohio River's fastest growing ports. The Port of Indiana-Jeffersonville currently has approximately 320 acres of prime industrial sites available for companies seeking multi-modal facilities. As downtown Jeffersonville becomes more attractive for businesses to invest, more companies will take note of the Port of Indiana-Jeffersonville and Indiana's economy will greatly benefit.

We look forward to supporting the City of Jeffersonville in completing the community-wide assessment of brownfield sites to encourage business investment and expansion of the local economy.

Regards,

Scott Stewart  
Port Director



October 20, 2013

THE HONORABLE MIKE MOORE  
CITY HALL, SUITE 250  
500 QUARTERMASTER COURT  
JEFFERSONVILLE, IN 47130

Re: City of Jeffersonville Application for funding through the EPA's  
Brownfields Assessment Grant

Dear Mayor Moore:

Clark Memorial Hospital wishes to express its support for the City of Jeffersonville in its application for the EPA Community-wide Assessment Grant. As a stakeholder in the health of our City's residents, we are invested in improving the quality of life and health; the Brownfields assessment initiative will initiate steps to define the broader health impacts of these sites.

Our location in the Claysburg neighborhood makes the hospital a logical public health resource to the area residents. Many of the Claysburg neighborhood residents attend our annual free health fairs targeting Women's Health, the Men's Health, and Baby Health and receive free health screenings.

As a major property owner (our hospital), we are invested in the Claysburg neighborhood and the Spring Hill and Tenth Street corridors as we market the area to private health service provider's to locate. When remediated, Brownfields sites may provide more opportunity to attract other health services to the area.

We will share health data that is relevant to the area with the City and your partner, the Clark County Health Department. In order to assist with outreach, we will also provide information about the Brownfields initiative at our annual health fairs.

Sincerely,

Martin A. Padgett, FACHE  
President and CEO

1220 Missouri Avenue

P.O. Box 69

Jeffersonville, Indiana

47137-0069

812 283-2147

812 283-2688



**Voting Members**

**Clarksville:** Bob Polston -Town Council President, Sam Gwin, Jim McCoskey  
**Jeffersonville:** Mayor Mike Moore, Philip Hendershot - Chair,  
David Boome – Vice-Chair  
**New Albany:** Mayor Jeff Gahan, Pat Leist-Stumler – Treasurer, Anne Banet  
**Clark County:** Regina Overton  
**Floyd County:** Ed Jerdonek

**Non Voting Members:** Jim Keith, Kelley Morgan, Wendy Dant Chesser, Jim Ude  
**Project Staff:** Shaunna Graf – Project Director

November 21, 2013

Dear Mayor Moore:

The mission of the Ohio River Greenway is to provide a common linkage between the Communities of Jeffersonville, Clarksville, and New Albany, Indiana along the banks of the Ohio River and to promote a passive recreational environment for river access, while allowing each community to construct riverfront amenities to enhance the overall project. As an outgrowth of that mission, we are supportive of programs that revitalize underutilized properties and connect people to the Greenway. Jeffersonville's ongoing efforts to address brownfields, and its Bike and Pedestrian Plan are great examples of such programs.

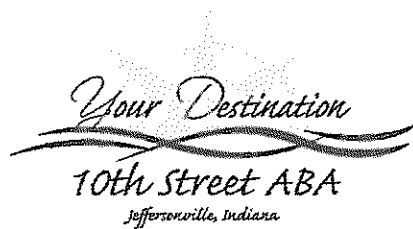
We pledge our aid to Jeffersonville's efforts to eradicate brownfields. The Bike and Pedestrian Plan for Jeffersonville has paths that bisect the focal neighborhoods of the brownfields project area, and we want to offer our support in cleaning those neighborhoods up. We pledge to advertise the brownfields effort and solicit feedback from residents at our annual Ohio River Greenway 5K, and including updates on the project and requests for feedback in the Friends of the Greenway email messages.

We wholeheartedly support the City of Jeffersonville in their application to the USEPA for a community-wide assessment grant. We need to redevelop the city's brownfields as part of our quest to make Jeffersonville a bicycle and pedestrian-friendly City on the Ohio River.

Sincerely,

Philip Hendershot, Commission Chair  
(502) 216-2670  
HendershotPT@cdmsmith.com

315 Southern Indiana Avenue, Jeffersonville, Indiana 47130  
[www.ohiorivergreenway.org](http://www.ohiorivergreenway.org)



Date: October 23, 2013

Re: City of Jeffersonville Application for funding through the EPA's Brownfields Assessment Grant

Addressed To the Mayor:

The Tenth Street Area Business Association supports the City of Jeffersonville's application for an EPA Community-wide Assessment Grant. The City of Jeffersonville plans to use this funding to conduct community-oriented assessments and redevelopment associated with brownfields located in its downtown and historic area, many of which are located along Tenth Street. The businesses currently located along Tenth Street are depending on the proposed assessments and redevelopment activities to once again make Tenth Street a destination for consumers and to improve the economic vitality of the area.

The Tenth Street Area Business Association in Jeffersonville was created in 2009 to provide a unified voice for businesses and neighbors on or near Tenth Street, to promote the establishment and growth of new business in our area, to promote existing businesses and to facilitate the referring of new businesses to one another, and to create communication with the City of Jeffersonville to facilitate the expression of thoughts and concerns by our businesses and government. Our mission to redevelop Tenth Street to promote commerce and revitalization of the area and to create a safe, attractive, and productive Tenth Street is directly in line with the city's plan for the assessment and redevelopment of brownfields to revitalize Jeffersonville's downtown.

The board of the Tenth Street Area Business Association will serve as a liaison between the Tenth Street Merchants and The Redevelopment and The Economic Development Departments of the City of Jeffersonville. The association will assist in communicating the project benefits to residents and property owners in the area and strive to encourage developers to locate on these brownfield sites.

The association is happy to offer our support and resources in this endeavor.

Sincerely,

David Strong

Eastside Animal Hospital

10<sup>th</sup> Street ABA

[www.10thstreetaba.com](http://www.10thstreetaba.com)



# Jeffersonville Main Street Inc.

Nonprofit Downtown Revitalization Organization  
113 W. Chestnut Street, P.O. BOX 1474 • Jeffersonville, Indiana 47130  
PHONE (812) 283-0301 • [www.JeffMainStreet.org](http://www.JeffMainStreet.org)

*"If it's happening . . . then it's happening in Downtown Jeffersonville."*

October 18, 2013

To Whom It May Concern:

Jeffersonville Main Street Inc. is a non-profit organization working to continue the revitalization of the commercial and residential districts of downtown Jeffersonville, Indiana. Our organization fully supports the City of Jeffersonville's application for the EPA community-wide Brownfields Assessment Grant. As a Main Street community we use a four-point approach that includes economic restructuring, design, promotion, and organization. It is our goal to reach out and encourage visits to Jeffersonville's quality businesses and wonderful neighborhoods, as well as promote our community's events.

Some of our projects have included a Wine Walk through the downtown district, Concerts in the Park, and the Downtown Jeffersonville Commercial Property Tour, which was a tour for those interested in opening a business in Jeffersonville's Historic Downtown District. These events are wonderful ways to promote the small business-friendly environment present within the historic downtown area of Jeffersonville.

Jeffersonville Main Street Inc. fully supports the City of Jeffersonville's application for the EPA community-wide Brownfields Assessment Grant. As the city grows its brownfield programs, we see many benefits from revitalization and preservation of our downtown properties and neighborhoods. We are more than willing to partner with the city to provide advice with regard to development priorities and to provide assistance in recruiting potential developers to the area. The many vacant former commercial sites and fueling stations located throughout Jeffersonville have great potential for productive reuse opportunities.

We look forward to working with the city and the brownfields team on this great initiative.

Sincerely,

Jay Ellis, Executive Director  
Jeffersonville Main Street, Inc.  
Nonprofit Downtown Revitalization Organization

October 18, 2013

Mayor Mike Moore  
City Hall, Suite 250  
500 Quartermaster Court  
Jeffersonville, IN 47130

Dear Mayor Moore,

As you know, the Claysburg Neighborhood Association recently completed the Claysburg Neighborhood Revitalization Plan in partnership with the Center for Environmental Policy and Management and the University of Louisville's City Solutions Center in March 2012. This planning process allowed the visions of our community to be formalized into a document that provides action steps towards realization of our goals for improving the quality of life in the neighborhood.

The EPA Brownfields initiative can facilitate several of our goals to make our community safer and healthier. Addressing the numerous vacant commercial/industrial properties with site assessments will hopefully lead to redevelopment which brings more tax dollars to our area. Sites such as the former salvage yard, the former Dixie Theatre, and the Old Shed are identified in our plan with the hopes that environmental issues associated with these sites can be eliminated and redevelopment takes place. Bringing new businesses into our neighborhood serves several goals such as job creation within walking distance, maintained properties, and community pride. We encourage re-use of sites in our area that allows access to locally-grown healthy foods and welcome uses such as a farmer's market or urban gardens.

We fully endorse the City's efforts to address sites in our neighborhood and we will support this initiative by:

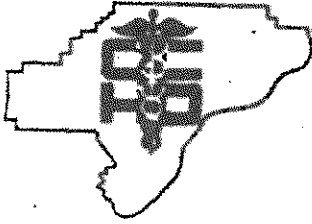
- 1) Notifying our residents of the program in order to solicit other sites of concern;
- 2) Updating our residents with information provided by the City on the status of the sites; and,
- 3) Assist the City in communications with property owners that reside in the area to help them understand the process

Thank you for including sites important to the Claysburg Neighborhood in your request to the EPA.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carol J. Moore", written in dark ink.





## Clark County Health Department

1320 DUNCAN AVENUE  
JEFFERSONVILLE, INDIANA 47130  
812-282-7521

December 9, 2013

Re: City of Jeffersonville Application for funding through the EPA's Brownfields Assessment Grant

Dear Mayor Moore:

The Clark County Health Department wishes to define our collaboration with the City of Jeffersonville in its application for the EPA Community-wide Assessment Grant.

Clark County Health Department is dedicated to the health of the residents in the County and is pleased to be a partner in the City's plan to redevelop brownfield properties in the City of Jeffersonville. As a resident of the Claysburg neighborhood, our department understands how these properties impact the quality of life for our City's low-income and minority areas. These sensitive areas and populations are disproportionately affected by the environmental issues associated with brownfields. We believe that the assessment and redevelopment of brownfield properties in Jeffersonville will potentially contribute to health improvements for these residents and in the health of the City's environment.

One component of our partnership is to provide the City with "problem" commercial/industrial sites that we have identified in or proximal to the Claysburg neighborhood. These sites are either unsafe and/or potentially contaminated.

The Health Department has been a long-standing partner in the City's brownfields initiative and commits itself to providing guidance to the City in choosing redevelopment sites and planning for cleanup based on our knowledge of community health needs.

Thank you for your careful consideration of the City's request.

Sincerely,

J. Michael Meyer III  
Administrator

# Attachment D

## Documentation of Leveraged Funds and Resources

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812-285-6400

MAYOR MIKE MOORE



Jeffersonville City Hall  
500 Quartermaster Court  
Jeffersonville, Indiana 47130

January 21, 2014

To Whom It May Concern:

The Jeffersonville Redevelopment Commission has agreed to commit \$10,000 from the 2014 budget towards implementation of this EPA Community-Wide Brownfield's Assessment Project. These committed funds will supplement Phase II Assessment activities. Once EPA announcements are made, the Commission will pass a resolution confirming this commitment to demonstrate our continued support of the City's Brownfield Initiative.

Sincerely,

Monty Snelling  
President  
Jeffersonville Redevelopment



Proposal for FY2014 Brownfields  
Community-Wide Assessment Grant

**The City of Jeffersonville, Indiana**

# Transmittal Letter

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# Narrative Proposal

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### Appendix 3 Other Factors Checklist

Name of Applicant: The City of Lebanon, Indiana

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	2
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change (also add to "V.D Other Factors")	